

RESOLUTION OF THE BOSTON REDEVELOPMENT AUTHORITY
RE: PROPOSED DISPOSITION OF PARCEL F-6
IN THE WASHINGTON PARK URBAN RENEWAL AREA
PROJECT NO. MASS. R-24

WHEREAS, the Boston Redevelopment Authority, hereinafter referred to as the "Authority" has entered into a contract for loan and capital grant with the Federal Government under Title I of the Housing Act of 1949, as amended, which contract provides for financial assistance to the hereinafter identified project; and

WHEREAS, the Urban Renewal Plan for the Washington Park Urban Renewal Area, Project No. Mass R-24, hereinafter referred to as the "Project Area" has been duly reviewed and approved in full compliance with local, state, and federal law; and

WHEREAS, the Authority is cognizant of the conditions that are imposed in the undertaking and carrying out of urban renewal projects with Federal financial assistance under said Title I, including those prohibiting discrimination because of race, color, creed or national origin; and

WHEREAS, Insoft Realty Corporation has expressed a desire to purchase said parcel F-6 for the purpose of constructing an off-street parking facility;

NOW THEREFORE BE IT RESOLVED BY THE BOSTON REDEVELOPMENT AUTHORITY:

1. That Insoft Realty Corporation be and hereby is conditionally designated as Redeveloper of Disposition Parcel F-6, subject to submission within 60 days of the following documents satisfactory to the Authority:
 - a. Preliminary site plan, indicating proposed landscaping and the number of parking spaces which can be developed on this site;
 - b. Proposed rate schedule for transient and monthly parking.
 - c. Proposed construction schedule;
2. That this designation is subject to concurrence in the minimum disposition price and proposed disposal transaction by the Department of Housing and Urban Development;
3. That disposal of said parcel by negotiation is the appropriate method of making land available for redevelopment.

4. That it is hereby determined that Insoft Realty Corporation, possesses the qualifications and financial resources necessary to acquire and develop the land in accordance with the Urban Renewal Plan for the project area.

5. That the Development Administrator is hereby authorized to execute a Land Disposition Agreement with Insoft Realty Corporation and subsequently a Deed for the disposition of said parcel; and

6. That the Secretary is hereby authorized and directed to publish notice of the proposed disposal transaction in accordance with Section 105(E) of the Housing Act of 1949, as amended, including information with respect to the "Redeveloper's Statement for Public Disclosure" (Federal Form H-6004).

MEMORANDUM

*Noted
6/16/66*
June 2, 1966

TO: Boston Redevelopment Authority

FROM: Edward J. Logue, Development Administrator

SUBJECT: Tentative Selection of Developer
Disposition Site F-6
Washington Park Urban Renewal Area

Disposition Site F-6 located at Blue Hill Avenue near Georgia and Cheney Streets is proposed for commercial off-street parking, and the 37,000 square foot parcel can accommodate approximately 87 vehicles.

On March 24, it was reported to the Board that expressions of interest had been received for this site from Mr. Sydney Insoft of Insoft Realty Corporation, and Mr. Harry L. Silva, President of the 428 Realty Corporation.

Subsequent conferences with both individuals disclosed that Mr. Insoft is primarily interested in this site, while Mr. Silva would prefer to acquire Site F-5 which was also advertised. The cost of purchasing the land and developing it in accordance with the Authority's specifications would amount to approximately \$24,000. Mr. Insoft has submitted the necessary redeveloper's statement and indicates that he is financially capable of developing this parcel.

Mr. Insoft, who has actively cooperated with this Authority in the rehabilitation of many properties, indicated that the lot would be developed primarily for transient parking for the people frequenting the local businesses. He proposes normal hourly rates and would attempt to initiate a rebate program with participating merchants. He would provide an attendant, individual parking spaces for local merchants and nearby residents, and adequate lighting, maintenance, security and control.

It is recommended that the Authority tentatively designate Insoft Realty Corporation as redeveloper of Disposition Site F-6, with the understanding that final designation is conditioned upon submission within 60 days of initial plans, a proposed rate schedule, and Federal approval of a disposition price.

An appropriate resolution is attached.

